



TOWN HALL
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**AMHERST PLANNING BOARD
Wednesday, September 21, 2016, 7:00 PM
Town Room, Town Hall
AGENDA**

I. MINUTES

II. PUBLIC HEARINGS – ZONING AMENDMENTS

7:05 PM A-04-17 Zoning – Business Use of Home (Planning Board)

To see if the Town will amend Article 5, Accessory Uses, of the Zoning Bylaw to delete Sections 5.012 and 5.013 in their entirety and replace them with new language regarding use of residences for business purposes, to amend Article 12, Definitions, of the Zoning Bylaw to add new definitions for Construction Vehicle and Principle Use, and to amend the numbering of references to these Sections in the following sections: Section 3.340.31, Section 5.0711, Section 7.5, Section 12.27, and to renumber Section 5.014 to 5.013, Section 5.015 to 5.014, Section 5.016 to 5.015, and Section 5.017 to 5.016

III. PUBLIC HEARINGS – SITE PLAN REVIEW & SPECIAL PERMIT

7:30 PM SPR2017-00004 – Big Y Foods, Inc. – 175 University Drive

Request Site Plan Review approval for relocation of a front entrance doorway and addition of rooftop equipment (Map 13D/59, B-L/R&D zoning district)

7:45 PM SPR2017-00003 & SPP2017-00002 – John Kuhn, Kuhn Riddle Architects – 236 North Pleasant Street & 12 Hallock Street

Joint public hearing to request Site Plan Review approval for construction of a new office building, two lots to be combined to provide large enough site to accommodate new building, and Special Permit to modify dimensional requirements: minimum front setback (0' vs. 20'), minimum side setback (10' vs. 20'), maximum floors (4 vs. 3) and maximum height (45' vs. 35') (Map 11C/227 & 228, B-L zoning district)

IV. PLANNING & ZONING

- A.** Zoning Subcommittee Report & Status
- B.** Planning Issues
- C.** Forums – Topics and Schedule
- D.** Public Comment Period

V. OLD BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VI. NEW BUSINESS

A. Chapter 61A Withdrawal Request – Property of Mohammad Idrees and Shakeela Yasmeen Idrees – Map 13B, Parcel 33, University Drive, B-L zoning district

B. Topics not reasonably anticipated 48 hours prior to the meeting

VII. FORM A (ANR) SUBDIVISION APPLICATIONS

VIII. UPCOMING ZBA APPLICATIONS

IX. UPCOMING SPP/SPR/SUB APPLICATIONS

X. PLANNING BOARD COMMITTEE & LIAISON REPORTS

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen

Community Preservation Act Committee – Pari Riahi

Agricultural Commission – Stephen Schreiber

Design Review Board – Michael Birtwistle

Housing and Sheltering Committee – Greg Stutsman

Zoning Subcommittee – Rob Crowner and Greg Stutsman

UTAC (University and Town of Amherst Collaborative) – Greg Stutsman and Christine Gray-Mullen

Downtown Parking Working Group – Christine Gray-Mullen and Richard Roznoy

XI. REPORT OF THE CHAIR

XII. REPORT OF STAFF

XIII. ADJOURNMENT